

RENTAL MARKET REPORT

Regina CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

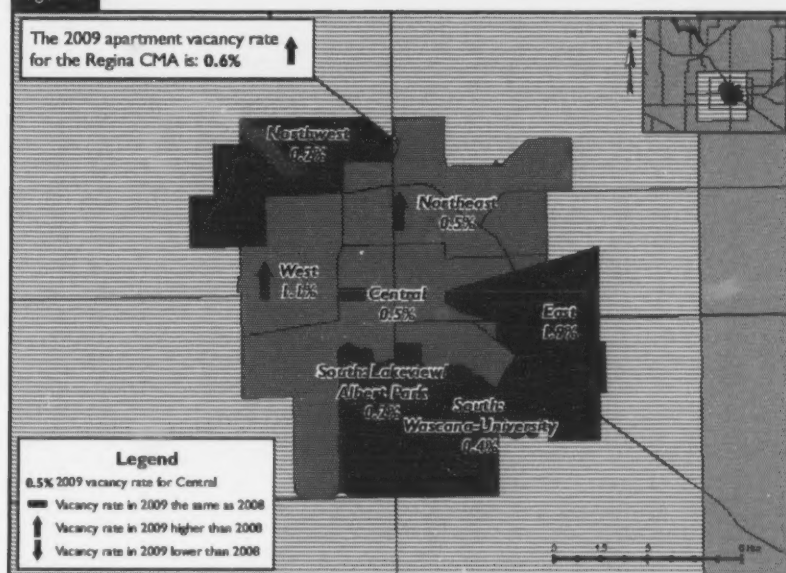
Highlights

- The average vacancy rate in Regina's private rental apartments was 0.6 per cent this fall, close to the 0.5 per cent level found in the October 2008 survey. In comparison to other census metropolitan areas, Regina tied with Quebec City for the lowest vacancy rate in Canada.
- The Regina average rent for all types of suites at \$752 was the fourth highest among urban centres in the province but below the provincial average of \$760 monthly.
- The average vacancy rate for Regina will increase to two per cent in 2010. In-migration will ease due to a slower increase in employment. Furthermore, rental households will continue to double-up in order to compensate for higher rents, thus contributing to the increase in vacancy. Newer, investor-owned condominiums will also draw tenants from existing rental projects.

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Figure 1



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Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	2.2	2.8

NATIONAL VACANCY RATE INCREASED IN OCTOBER 2009

The average rental apartment vacancy rate in Canada's 35 major centres increased to 2.8 per cent in October

2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver (\$1,169), Calgary (\$1,099), Toronto (\$1,096), and Ottawa (\$1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay (\$518), Trois-Rivières (\$520), and Sherbrooke (\$553).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per

cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,448), Calgary (\$1,310), and Victoria (\$1,223). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).

Figure 2



Source: CMHC Rental Market Survey – Structures of 3+ units

REGINA RENTAL MARKET SURVEY

Regina average apartment vacancy rate ties for lowest in Canada

Canada Mortgage and Housing Corporation (CMHC) conducted a rental market survey in October 2009 and found the average vacancy rate in Regina's rental apartments was 0.6 per cent, close to the 0.5 per cent found in the October 2008 survey.

In comparison to other census metropolitan areas, Regina tied with Quebec City for the lowest vacancy rate in Canada. In addition, Regina recorded the lowest average vacancy rate compared to other Saskatchewan urban centres. Moose Jaw was the only other Saskatchewan community over 10,000 in population with an average vacancy rate less than one per cent.

High demand for rental housing exists in the capital due to a robust economy and two years of double-digit

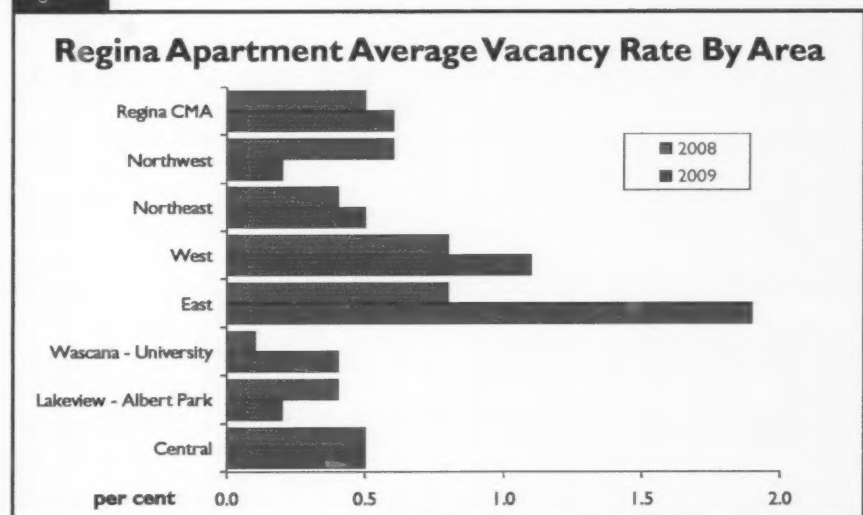
increases in the price of new and resale housing. Such price increases in Regina's new and resale home markets moderated the movement of rental households to homeownership. Strong migration has also been a positive factor to rental demand. Regina has claimed a share of the historically high net migration that the province has enjoyed during the past few years.

All city zones see high demand for rental apartments

Most city zones saw a slight decline in vacancies or stayed the same as the previous survey conducted in October 2008. Only the Lakeview/Albert Park and Northwest zones saw a decline in the average vacancy rate from the previous year. However, these declines were relatively minor. The East survey zone recorded a larger increase in vacancies by 1.1 percentage points over the previous year.

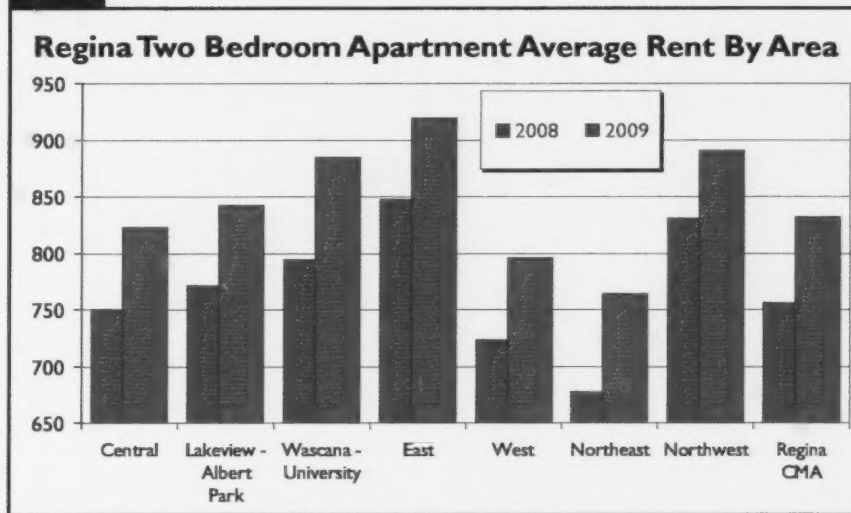
While Regina's East survey zone recorded the highest average vacancy rate at 1.9 per cent, this represents only 17 vacant suites. The survey found the South (Lakeview/Albert Park) and the Northwest zones recorded the lowest vacancy rate of 0.2 per cent. The Lakeview/Albert Park zone has easy access to the University of Regina and the Saskatchewan Institute of Applied Science and Technology and rentals are in strong demand by students.

Figure 3



Source: CMHC Rental Market Survey – Structures of 3+ units

Figure 4



Source: CMHC Rental Market Survey – Structures of 3+ units

Availability rate remains stable

The survey report features information on the availability of suites within a rental market. A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacant units, the availability rate will always be equal to or greater than the vacancy rate. Results of the survey indicate that the availability rate was 1.2 per cent, the same as the average availability rate reported in October 2008.

Regina average rent below the provincial average

Regina's average rent for all types of apartment suites was \$752 in October 2009, up from \$687 in the previous year. Regina's rent was the fourth highest rent among Saskatchewan's urban centres over 10,000 in population, but was below the provincial average of \$760

monthly. Saskatoon, Estevan and Lloydminster (Census Agglomeration) recorded higher average rental rates while the remainder of the province's urban centres saw lower average rent.

Considering all types of suites in Regina, neighbourhoods in the East zone recorded the highest average rent at \$892 while the Central zone saw the lowest at \$671 monthly. Buildings in the Central zone tend to be older and the suites smaller, thus commanding lower rents than in other zones. In addition, Census data confirms that household income in the Central zone is the lowest in the city. This limits the potential for higher rental rates.

Looking at specific suite types, Regina's Northwest zone saw the highest average rent for one-bedroom apartments at \$800 monthly. Projects tend to be newer in this zone and support higher rents. Central Regina recorded the lowest average rent for one-bedroom suites at \$636.

The average rent for two-bedroom suites was highest in the Regina East zone at \$920 monthly while the

survey found the lowest average rent for two-bedroom suites in Central Regina neighbourhoods. Regina's East zone neighbourhoods are in demand by service sector employees who work in the retail sector on the east side. A two-bedroom suite would allow room for doubling-up, further increasing demand.

Regina average rent increases

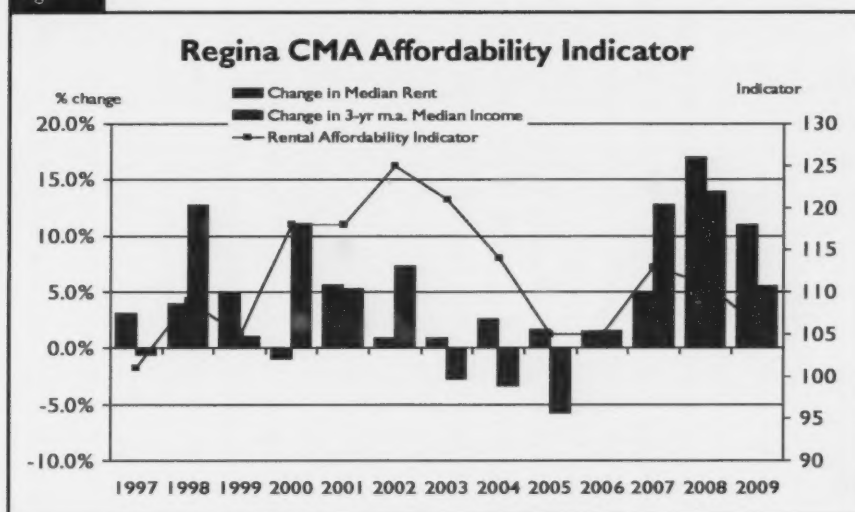
Driven by low vacancies, the average rent for all types of suites increased \$65 monthly between the October 2008 and 2009 survey periods. One-bedroom suites increased \$58 resulting in average rent of \$692 monthly. Two-bedroom suites escalated \$76 to arrive at a monthly average rent of \$832. Three-bedroom plus apartments increased \$56 monthly resulting in average monthly rent of \$964.

The largest increase in the average monthly rent for all suite types occurred in Northeast and South Wascana-University zones with increases of \$80 and \$79 per month, respectively. There is particularly high demand for suites in these zones, as they tend to be newer, larger and in close proximity to jobs and amenities. This allows property owners the opportunity to increase rents in accord with demand.

Fixed sample rent increase 9.9 per cent

CMHC estimates the growth in rents for a fixed sample of structures based on structures common to the survey sample for both the 2008 and 2009 surveys. The measure aims at better understanding rent changes in existing structures by excluding from the calculation the rents of newly built

Figure 4



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

apartment buildings. The methodology section at the end of this report provides detailed information on this measure. For the Regina CMA, the year-over-year gain in average rent from the fixed sample was 9.9 per cent for all types of apartments in all zones. One-bedroom suites experienced a 10 per cent gain since the October 2008 survey and two-bedroom apartments saw a 10.2 per cent increase.

Private rental market supply declines

CMHC's annual Rental Market Survey shows that the Regina private rental universe declined by 117 units between 2008 and 2009 because of rental unit conversion to condominiums, closure for renovations or demolition. In addition, minor adjustments took place to reflect revised information for some structures. There have been no additions to the private rental stock in the form of rental project completions over the last year.

RENTAL AFFORDABILITY INDICATOR

According to CMHC's rental affordability indicator*, affordability in Regina's rental market decreased this year. The cost of renting a median priced two-bedroom apartment climbed 11 per cent in 2009, but the three-year moving average median income of renter households grew at 5.5 per cent. The rental affordability indicator in Regina stands at 106 for 2009, down from 111 in 2008.

* Please refer to the methodology section for detailed information on the indicator.

RENTAL MARKET OUTLOOK

Average vacancy rate to rise in 2010

The average vacancy rate for Regina will increase to two per cent in 2010.

In-migration will slow due to a slower increase in employment. Furthermore, rental households will continue to double-up in order to compensate for higher rents, thus contributing to the increase in vacancy. Newer, investor-owned condominiums will also draw tenants from existing, purpose built rental projects.

Price increases in Regina's resale market have slowed from the double-digit increases seen in 2007 and 2008 due to an increase in supply. This will also lead to more rental households moving to homeownership as the difference in cost between owning and renting becomes narrower.

Despite the above factors that will contribute to an increase in vacancy, a relatively robust economy and positive migration will hold average vacancy at historically low levels.

Average rents for two-bedroom apartments in the city will increase to \$850 monthly in 2010 because of persistent low vacancies. In addition, rents will increase to compensate for operating and maintenance cost increases experienced in previous years.

SECONDARY RENTAL MARKET SURVEY

Regina's CMHC October Rental Market Survey, which covers private row and apartment structures with three or more units, also includes information on rental condominium apartments as well as other types of rental units in the secondary rental market. The additional information will help to provide a more complete overview of all rental markets in the Regina CMA. The methodology

section at the end of this report provides more information on this Secondary Rental Market Survey.

Vacancy rate of rental condominium apartments higher than purpose built rental

Table 4.3.1 provides information on the size of the condominium rental apartment market in Regina. Of the 2,662 condominium units sampled, 420 or 15.8 per cent were rental. In the 2008 survey, 11.7 per cent of the

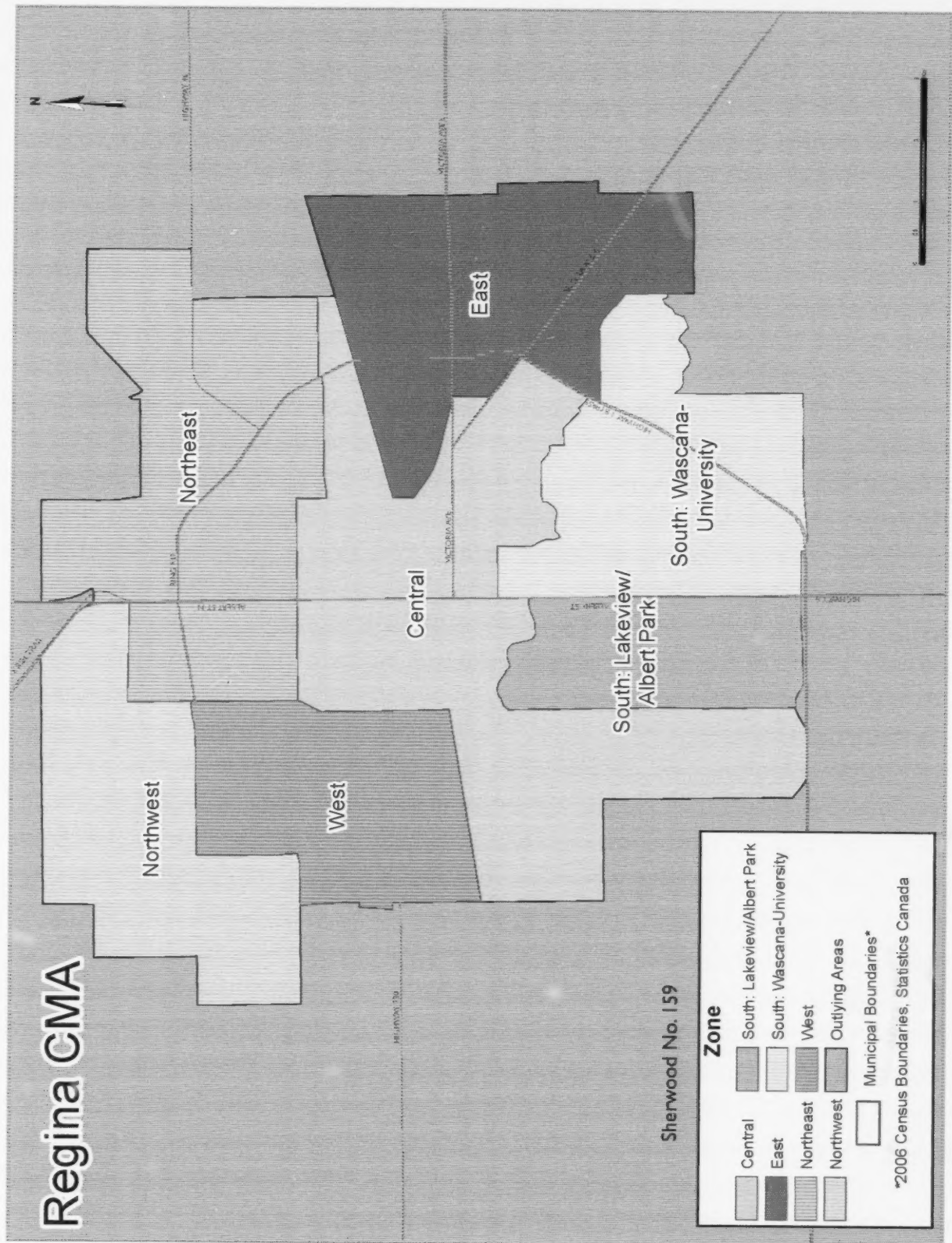
condominium units sampled were rental.

The average vacancy rate of 3.0 per cent in Regina's rental condominium apartments was higher than the vacancy rate of 0.6 per cent for purpose built rental structures. The vacancy rate may be higher in these condominium properties due to higher rent but, at this time, the size of the rental condominium universe does not allow CMHC to determine the average rental rates for such units.

The survey found 7,795 households in

other secondary rental units of various forms including single and semi-detached, row and other accessory suites. This is down from the 8,622 estimated households in the 2008 survey.

Average rent for all of these types was \$804, up from \$764 in the October 2008 survey. Average rent for row and semi-detached units was \$825, up from \$768 the previous year. The average rent for single-detached units was \$802, up from \$779 in the October 2008 survey.



RMS ZONE DESCRIPTIONS - REGINA CMA	
Zone 1	Central - Census tracts: 0004.00, 0007.00, 0008.01, 0009.01, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0017.00, 0018.00, 0019.00.
Zone 2	South: Lakeview/Albert Park - Census tracts: 0002.01, 0002.02, 0003.00, 0005.00.
Zone 3	South: Wascana-University - Census tracts: 0001.01, 0001.02, 0006.00.
Zone 4	East - Census tracts: 0008.02, 0009.02, 0015.00, 0016.00, 0100.00, 0100.08, 0100.10, 0100.11, 0100.12, 0100.13.
Zone 5	West - Census tracts: 0020.00, 0021.00, 0022.01, 0022.02, 0023.01, 0023.02, 0024.00.
Zone 6	Northeast - Census tracts: 0025.01, 0025.02, 0026.00, 0027.00, 0028.01, 0028.02, 0100.05.
Zone 7	Northwest - Census tracts: 0028.03, 0100.01, 0100.02, 0100.03, 0100.04, 0100.09.
Zones 1-7	Regina City
Zone 8	Outlying Areas - Census tracts: 0100.14, 0101.00, 0102.00, 0103.00.
Zones 1-8	Regina CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	1.5 a	0.5 a	0.2 a	0.6 a	0.4 a	0.4 a	0.0 a	0.0 a	0.5 a	0.5 a
Zone 2 - South: Lakeview/Albert Park	1.2 a	0.6 a	0.4 a	0.2 a	0.1 a	0.1 a	3.4 a	0.0 a	0.4 a	0.2 a
Zone 3 - South: Wascana University	0.0 a	0.0 a	0.0 a	0.2 a	0.2 a	0.5 a	**	**	0.1 a	0.4 a
Zone 4 - East	0.0 a	12.2 a	0.5 a	1.0 a	0.7 a	1.7 a	1.6 a	3.9 a	0.8 a	1.9 a
Zone 5 - West	0.0 a	0.0 a	0.2 a	0.9 a	1.2 a	1.3 a	0.0 a	4.9 a	0.8 a	1.1 a
Zone 6 - Northeast	0.0 a	0.0 a	0.4 a	0.4 a	0.4 a	0.6 a	**	**	0.4 a	0.5 a
Zone 7 - Northwest	**	**	2.0 a	0.0 a	0.0 a	0.3 a	**	**	0.6 a	0.2 a
Regina City (Zones 1-7)	1.2 a	0.6 a	0.3 a	0.5 a	0.4 a	0.6 a	1.2 a	2.4 a	0.5 a	0.6 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	1.2 a	0.6 a	0.3 a	0.5 a	0.4 a	0.6 a	1.2 a	2.4 a	0.5 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	427 a	463 a	587 a	636 a	751 a	823 a	846 a	929 a	618 a	671 a
Zone 2 - South: Lakeview/Albert Park	516 a	565 a	689 a	745 a	772 a	842 a	942 a	1,039 a	715 a	777 a
Zone 3 - South: Wascana University	454 a	495 a	695 a	764 a	794 a	885 a	**	**	751 a	830 a
Zone 4 - East	560 a	552 a	672 a	744 a	848 a	920 a	976 a	1,039 a	827 a	892 a
Zone 5 - West	496 b	523 a	646 a	711 a	724 a	796 a	755 a	897 a	686 a	752 a
Zone 6 - Northeast	472 a	535 a	600 a	670 a	678 a	764 a	**	**	649 a	729 a
Zone 7 - Northwest	**	**	749 a	800 a	831 a	891 a	**	**	805 a	864 a
Regina City (Zones 1-7)	456 a	497 a	635 a	692 a	756 a	832 a	908 a	964 a	688 a	752 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	456 a	497 a	634 a	692 a	756 a	832 a	908 a	964 a	687 a	752 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	2 a	422	13 a	2,032	4 a	967	0 a	43	19 a	3,464
Zone 2 - South: Lakeview/Albert Park	1 a	171	2 a	1,132	1 a	1,021	0 a	28	4 a	2,352
Zone 3 - South: Wascana University	0 a	19	1 a	402	3 a	627	**	**	4 a	1,057
Zone 4 - East	1 a	8	2 a	201	9 a	555	5 a	127	17 a	892
Zone 5 - West	0 a	49	4 a	458	8 a	638	1 a	20	13 a	1,165
Zone 6 - Northeast	0 a	31	2 a	537	7 a	1,118	**	**	9 a	1,704
Zone 7 - Northwest	**	**	0 a	153	1 a	310	**	**	1 a	471
Regina City (Zones 1-7)	4 a	702	24 a	4,915	33 a	5,236	6 a	252	67 a	11,105
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	4 a	703	24 a	4,927	33 a	5,247	6 a	252	67 a	11,129

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	1.5 a	0.7 a	0.8 a	0.9 a	0.8 a	0.7 a	2.9 a	2.3 a	0.9 a	0.8 a
Zone 2 - South: Lakeview/Albert Park	3.0 a	1.2 a	1.7 a	1.5 a	1.2 a	1.0 a	3.4 a	0.0 a	1.6 a	1.2 a
Zone 3 - South: Wascana University	0.0 a	0.0 a	0.7 a	2.2 a	1.3 a	0.6 a	**	**	1.0 a	1.2 a
Zone 4 - East	0.0 a	24.4 a	0.5 a	1.5 a	0.7 a	2.2 a	1.6 a	5.5 a	0.8 a	2.7 a
Zone 5 - West	4.3 a	2.0 a	0.2 a	1.1 a	1.5 a	1.4 a	5.0 a	4.9 a	1.2 a	1.4 a
Zone 6 - Northeast	0.0 a	0.0 a	0.7 a	0.6 a	1.0 a	0.6 a	**	**	0.9 a	0.6 a
Zone 7 - Northwest	**	**	7.2 a	1.3 a	1.6 a	1.9 a	**	**	3.4 a	1.7 a
Regina City (Zones 1-7)	1.9 a	1.1 a	1.1 a	1.2 a	1.1 a	1.1 a	2.1 a	3.6 a	1.2 a	1.2 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	1.9 a	1.1 a	1.1 a	1.2 a	1.1 a	1.1 a	2.1 a	3.6 a	1.2 a	1.2 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Regina CMA**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Central	15.4 d	8.2 a	13.7 a	8.4 a	11.4 a	9.2 a	2.5 a	6.7 a	13.6 a	8.8 a
Zone 2 - South: Lakeview/Albert Park	15.1 a	10.7 a	13.6 a	8.7 a	14.1 a	9.1 a	17.5 a	8.5 a	14.3 a	8.9 a
Zone 3 - South: Wascana University	13.5 a	11.1 d	11.9 a	12.3 a	13.7 a	12.0 a	**	**	13.3 a	11.9 a
Zone 4 - East	25.8 a	0.9 a	19.5 a	10.8 a	19.3 a	8.3 a	15.1 a	5.9 a	18.1 a	8.1 a
Zone 5 - West	**	20.3 a	15.5 a	12.0 a	17.4 a	11.3 a	**	**	16.0 a	11.3 a
Zone 6 - Northeast	9.2 a	14.6 a	9.1 a	13.1 a	10.3 a	13.0 a	**	**	10.2 a	12.6 a
Zone 7 - Northwest	**	**	17.9 a	6.7 a	15.5 a	7.2 a	**	**	16.3 a	7.3 a
Regina City (Zones 1-7)	14.0 a	10.5 a	13.5 a	10.0 a	13.5 a	10.2 a	10.6 a	7.7 a	13.9 a	9.9 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	13.9 a	10.6 a	13.5 a	10.0 a	13.5 a	10.2 a	10.6 a	7.7 a	13.8 a	9.9 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Regina CMA										
Pre 1940	1.7 a	0.4 a	0.6 a	0.2 a	0.0 a	0.7 a	0.0 a	3.8 a	0.8 a	0.4 a
1940 - 1959	2.0 a	1.4 a	0.4 a	0.9 a	2.2 a	1.9 a	8.3 a	0.0 a	1.3 a	1.3 a
1960 - 1974	0.8 a	0.6 a	0.2 a	0.6 a	0.3 a	0.6 a	0.0 a	0.0 a	0.3 a	0.6 a
1975 - 1989	0.0 a	0.0 a	0.5 a	0.3 a	0.3 a	0.4 a	1.4 a	3.5 a	0.4 a	0.5 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Total	1.2 a	0.6 a	0.3 a	0.5 a	0.4 a	0.6 a	1.2 a	2.4 a	0.5 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Regina CMA										
Pre 1940	373 b	433 a	515 a	577 a	662 a	729 a	738 b	771 a	513 a	568 a
1940 - 1959	484 a	528 a	571 a	625 a	654 a	724 a	795 a	977 a	598 a	665 a
1960 - 1974	486 a	531 a	610 a	669 a	715 a	796 a	807 a	842 a	651 a	719 a
1975 - 1989	488 a	505 a	722 a	784 a	820 a	890 a	990 a	1,068 a	787 a	852 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Total	456 a	497 a	634 a	692 a	756 a	832 a	908 a	964 a	687 a	752 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Regina CMA										
3 to 5 Units	**	0.0 a	0.0 a	2.2 a	2.4 a	2.4 a	0.0 a	3.4 a	1.5 a	2.4 a
6 to 19 Units	0.5 a	1.1 a	0.4 a	0.5 a	0.4 a	0.8 a	0.9 a	3.6 a	0.4 a	0.7 a
20 to 49 Units	1.3 a	0.4 a	0.4 a	0.5 a	0.1 a	0.3 a	0.0 a	0.0 a	0.4 a	0.4 a
50 to 99 Units	0.0 a	0.0 a	0.0 a	0.2 a	0.8 a	0.4 a	**	**	0.6 a	0.4 a
100+ Units	**	n/u	0.5 a	0.3 a	0.3 a	0.0 a	**	**	0.6 a	0.1 a
Total	1.2 a	0.6 a	0.3 a	0.5 a	0.4 a	0.6 a	1.2 a	2.4 a	0.5 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Regina CMA										
3 to 5 Units	**	522 c	540 a	596 a	658 a	713 a	832 b	873 a	637 a	694 a
6 to 19 Units	480 a	529 a	625 a	685 a	739 a	822 a	909 a	1,003 a	685 a	757 a
20 to 49 Units	447 a	485 a	610 a	669 a	751 a	827 a	859 a	902 a	653 a	715 a
50 to 99 Units	**	493 a	649 a	697 a	783 a	830 a	**	**	717 a	754 a
100+ Units	**	n/u	773 a	840 a	937 a	1,018 a	**	**	832 a	921 a
Total	456 a	497 a	634 a	692 a	756 a	832 a	908 a	964 a	687 a	752 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	1.1 a	1.0 a	0.4 a	0.5 a	0.6 a	0.8 a	0.0 a	0.4 a	0.5 a	0.2 a
Zone 2 - South: Lakeview/Albert Park	0.0 a	0.0 b	0.4 a	0.3 a	0.4 a	0.1 a	**	**	**	**
Zone 3 - South: Wascana University	**	**	0.0 a	0.7 a	0.2 a	0.0 a	n/u	n/u	n/u	n/u
Zone 4 - East	0.0 a	0.0 a	0.5 a	2.2 a	0.0 a	1.4 a	**	**	n/u	n/u
Zone 5 - West	4.0 a	6.9 a	0.6 a	0.7 a	0.0 a	0.0 a	n/u	n/u	n/u	n/u
Zone 6 - Northeast	n/u	n/u	0.3 a	0.7 a	0.3 a	0.3 a	**	**	n/u	n/u
Zone 7 - Northwest	n/u	n/u	1.5 a	0.5 a	0.0 a	0.0 a	**	**	n/u	n/u
Regina City (Zones 1-7)	1.5 a	2.4 a	0.4 a	0.7 a	0.4 a	0.4 a	0.6 a	0.4 a	0.6 a	0.1 a
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	n/u	n/u	n/u	n/u
Regina CMA	1.5 a	2.4 a	0.4 a	0.7 a	0.4 a	0.4 a	0.6 a	0.4 a	0.6 a	0.1 a

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Regina CMA										
LT \$400	0.9 a	0.0 c	**	**	**	n/s	n/s	n/s	0.6 a	0.0 c
\$400 - \$499	1.7 b	1.7 a	0.4 a	0.0 b	**	9.5 c	n/s	n/s	0.9 a	1.2 a
\$500 - \$599	0.9 a	0.0 b	0.3 a	0.7 a	0.4 a	0.0 b	**	**	0.4 a	0.4 a
\$600 - \$699	5.8 d	1.6 c	0.3 a	0.4 a	0.2 a	0.2 a	**	**	0.3 a	0.3 a
\$700 - \$799	**	**	0.2 a	0.6 a	0.2 a	0.7 a	2.6 c	0.0 c	0.3 a	0.6 a
\$800+	**	**	1.1 a	0.5 a	0.7 a	0.8 a	1.3 a	3.4 b	0.8 a	0.8 a
Total	1.2 a	0.6 a	0.3 a	0.5 a	0.4 a	0.6 a	1.2 a	2.4 a	0.5 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	**	**	**	**	**	**	0.0 a	0.0 a	0.3 a	0.0 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	**	1.7 a	0.0 a	1.7 a	0.0 a
Zone 4 - East	n/u	n/u	**	**	0.0 a	4.7 a	0.7 a	0.7 a	0.5 a	1.7 a
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	0.4 a	1.1 a	0.7 a	0.6 a	0.6 a	0.8 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	0.0 a	2.9 a	0.3 a	1.1 a	0.7 a	0.6 a	0.6 a	0.8 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	**	**	**	**	**	**	995 a	1,083 a	933 a	1,029 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	**	1,035 a	1,137 a	1,026 a	1,133 a
Zone 4 - East	n/u	n/u	**	**	827 a	942 a	894 a	1,000 a	866 a	970 a
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	867 a	987 a	958 a	1,064 a	921 a	1,030 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	671 a	690 a	860 a	979 a	958 a	1,064 a	918 a	1,026 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	**	**	**	**	**	**	0 a	176	0 a	349
Zone 2 - South: Lakeview/Albert Par	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	**	0 a	107	0 a	109
Zone 4 - East	n/u	n/u	**	**	3 a	64	2 a	275	6 a	362
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	3 a	270	4 a	661	8 a	965
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	1 a	35	3 a	276	4 a	661	8 a	973

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	**	**	**	**	**	**	3.4 a	2.8 a	2.0 a	2.9 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	**	1.7 a	0.0 a	1.7 a	0.0 a
Zone 4 - East	n/u	n/u	**	**	0.0 a	4.7 a	2.2 a	2.2 a	1.6 a	2.8 a
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	0.7 a	3.3 a	2.7 a	2.0 a	2.0 a	2.4 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	0.0 a	2.9 a	0.7 a	3.3 a	2.7 a	2.0 a	2.0 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Central	**	**	**	**	**	**	20.5 a	9.4 a	19.6 a	10.3 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	**	23.8 a	10.4 a	22.6 a	10.7 a
Zone 4 - East	n/u	n/u	**	**	18.7 a	12.8 a	14.4 a	11.9 a	16.8 a	11.4 a
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	18.9 a	13.4 a	18.2 a	11.8 a	18.7 a	11.7 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	26.1 a	3.0 a	18.7 a	13.4 a	18.2 a	11.8 a	18.5 a	11.7 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	1.5 a	0.5 a	0.2 a	0.6 a	0.4 a	0.4 a	0.0 a	0.0 a	0.4 a	0.5 a
Zone 2 - South: Lakeview/Albert Park	1.2 a	0.6 a	0.4 a	0.2 a	0.1 a	0.1 a	3.4 a	0.0 a	0.4 a	0.2 a
Zone 3 - South: Wascana University	0.0 a	0.0 a	0.0 a	0.2 a	0.2 a	0.5 a	1.6 a	0.0 a	0.3 a	0.3 a
Zone 4 - East	0.0 a	12.2 a	0.4 a	1.3 a	0.6 a	2.0 a	1.0 a	1.7 a	0.7 a	1.9 a
Zone 5 - West	0.0 a	0.0 a	0.2 a	0.9 a	1.2 a	1.2 a	1.7 a	3.3 a	0.8 a	1.1 a
Zone 6 - Northeast	0.0 a	0.0 a	0.4 a	0.4 a	0.4 a	0.6 a	0.0 a	0.0 a	0.4 a	0.5 a
Zone 7 - Northwest	**	**	1.9 a	0.0 a	0.0 a	0.3 a	**	**	0.6 a	0.4 a
Regina City (Zones 1-7)	1.2 a	0.6 a	0.3 a	0.5 a	0.4 a	0.7 a	0.9 a	1.1 a	0.5 a	0.6 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	1.2 a	0.6 a	0.3 a	0.5 a	0.4 a	0.7 a	0.9 a	1.1 a	0.5 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	427 a	463 a	587 a	636 a	769 a	848 a	969 a	1,052 a	646 a	704 a
Zone 2 - South: Lakeview/Albert Park	516 a	565 a	689 a	745 a	772 a	842 a	942 a	1,039 a	715 a	777 a
Zone 3 - South: Wascana University	454 a	495 a	695 a	764 a	794 a	885 a	1,013 a	1,076 a	779 a	858 a
Zone 4 - East	560 a	552 a	676 a	740 a	846 a	922 a	920 a	1,012 a	839 a	915 a
Zone 5 - West	496 b	523 a	646 a	711 a	731 a	809 a	878 b	1,090 b	699 a	775 a
Zone 6 - Northeast	472 a	535 a	600 a	670 a	678 a	764 a	723 a	761 a	650 a	730 a
Zone 7 - Northwest	**	**	749 a	801 a	832 a	893 a	**	**	832 a	895 a
Regina City (Zones 1-7)	456 a	497 a	635 a	692 a	762 a	840 a	945 a	1,037 a	707 a	774 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	456 a	497 a	635 a	692 a	761 a	840 a	945 a	1,037 a	706 a	774 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	2 a	423	13 a	2,040	4 a	1,131	0 a	219	19 a	3,813
Zone 2 - South: Lakeview/Albert Park	1 a	171	2 a	1,132	1 a	1,021	0 a	28	4 a	2,352
Zone 3 - South: Wascana University	0 a	19	1 a	402	3 a	629	0 a	116	4 a	1,166
Zone 4 - East	1 a	8	3 a	224	12 a	619	7 a	402	23 a	1,254
Zone 5 - West	0 a	49	4 a	458	8 a	674	2 a	60	14 a	1,241
Zone 6 - Northeast	0 a	31	2 a	537	7 a	1,118	0 a	30	9 a	1,716
Zone 7 - Northwest	**	**	0 a	155	1 a	314	**	**	2 a	528
Regina City (Zones 1-7)	4 a	703	25 a	4,948	36 a	5,506	10 a	913	75 a	12,070
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	4 a	704	25 a	4,962	36 a	5,523	10 a	913	75 a	12,102

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Central	1.5 a	0.7 a	0.8 a	0.9 a	0.8 a	1.1 a	3.3 a	2.7 a	1.0 a	1.0 a
Zone 2 - South: Lakeview/Albert Park	3.0 a	1.2 a	1.7 a	1.5 a	1.2 a	1.0 a	3.4 a	0.0 a	1.6 a	1.2 a
Zone 3 - South: Wascana University	0.0 a	0.0 a	0.7 a	2.2 a	1.3 a	0.6 a	1.6 a	0.0 a	1.1 a	1.1 a
Zone 4 - East	0.0 a	24.4 a	0.4 a	1.8 a	0.6 a	2.5 a	2.0 a	3.2 a	1.0 a	2.7 a
Zone 5 - West	4.3 a	2.0 a	0.2 a	1.1 a	1.5 a	1.5 a	3.4 a	3.3 a	1.2 a	1.5 a
Zone 6 - Northeast	0.0 a	0.0 a	0.7 a	0.6 a	1.0 a	0.6 a	0.0 a	0.0 a	0.9 a	0.6 a
Zone 7 - Northwest	**	**	7.1 a	1.3 a	1.9 a	1.9 a	**	**	3.8 a	1.7 a
Regina City (Zones 1-7)	1.9 a	1.1 a	1.1 a	1.2 a	1.1 a	1.2 a	2.5 a	2.4 a	1.2 a	1.3 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	1.9 a	1.1 a	1.1 a	1.2 a	1.1 a	1.2 a	2.5 a	2.4 a	1.2 a	1.3 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Central	15.8 d	8.2 a	13.8 a	8.4 a	12.3 a	9.6 a	11.8 a	8.0 a	14.2 a	9.0 a
Zone 2 - South: Lakeview/Albert Park	15.1 a	10.7 a	13.6 a	8.7 a	14.1 a	9.1 a	17.5 a	8.5 a	14.3 a	8.9 a
Zone 3 - South: Wascana University	13.5 a	11.1 d	11.9 a	12.3 a	13.8 a	12.2 a	14.1 a	8.5 a	13.9 a	11.8 a
Zone 4 - East	25.8 a	0.9 a	20.5 a	10.0 a	19.2 a	9.0 a	14.7 a	9.0 a	17.6 a	9.1 a
Zone 5 - West	**	20.3 a	15.5 a	12.0 a	17.8 a	11.9 a	**	25.1 d	16.3 a	12.2 a
Zone 6 - Northeast	9.2 a	14.6 a	9.1 a	13.1 a	10.3 a	13.0 a	3.3 a	6.3 a	10.1 a	12.6 a
Zone 7 - Northwest	**	**	17.9 a	6.9 a	15.5 a	7.1 a	**	**	17.2 a	7.4 a
Regina City (Zones 1-7)	14.2 a	10.5 a	13.7 a	10.0 a	13.9 a	10.4 a	14.2 a	9.6 a	14.3 a	10.0 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	14.1 a	10.6 a	13.7 a	10.0 a	13.9 a	10.4 a	14.2 a	9.6 a	14.3 a	10.0 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Regina CMA - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-08	Oct-09	Oct-08	Oct-09
Regina CMA	0.3 a	3.0 c	0.5 a	0.6 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Regina CMA - October 2009

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-08	Oct-09	Oct-08	Oct-09
Regina CMA				
3 to 24 Units	0.0 b	**	0.4 a	0.8 a
25 to 49 Units	0.0 a	2.6 c	0.5 a	0.1 a
50+ Units	0.6 a	2.4 a	0.6 a	0.3 a
Total	0.3 a	3.0 b	0.5 a	0.6 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Regina CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Regina CMA	2,590	2,662	303 a	420 a	11.7 a	15.8 a	0.3 a	3.0 c

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Regina CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Regina CMA								
3 to 24 Units	545	532	37	36	6.8	6.7	0.0	**
25 to 49 Units	910	1,033	91	126	10.0	12.2	0.0	2.6
50+ Units	1,135	1,097	175	251	15.4	22.9	0.6	2.4
Total	2,590	2,662	303 a	420 a	11.7 a	15.8 a	0.3 a	3.0 b

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
Regina CMA - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Regina CMA										
Single Detached	n/s	n/s	**	**	622 b	670 c	876 d	827 c	779 c	802 c
Semi detached, Row and Duplex	n/s	n/s	**	**	727 c	669 d	851 c	830 b	768 b	825 c
Other-Primarily Accessory Suites	n/s	n/s	**	**	n/s	n/s	**	**	**	**
Total	n/s	n/s	**	**	661 b	667 b	859 c	819 b	764 b	804 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹
by Dwelling Type
Regina CMA - October 2009

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-08	Oct-09
Regina CMA		
Single Detached	4,603 a	4,112 b
Semi detached, Row and Duplex	3,638 b	3,013 b
Other-Primarily Accessory Suites	381 d	670 d
Total	8,622 a	7,795 a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2008 vs. \$550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e., Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e., one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

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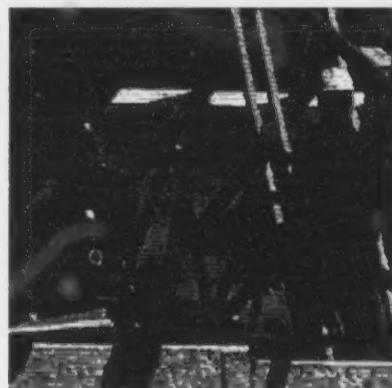
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